

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: PD/2011/0656

Your Ref: KH/P/2011/0656

Date: 05 October 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2820 4450 Land south east of Plas Issa Farm, Delph Road, Penycae

Development: Construction of stable block, ménage and new vehicular access (in retrospect)

I refer to your consultation dated 14 September 2011 in respect of the above site.

The development site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be less than 60 mph.

A vehicular speed survey recently undertaken 250m to the north of this site measured 85 percentile speeds of 43mph in both directions. Given that the application site is on a faster stretch of road it is considered that a vehicular speed of 50mph is appropriate for this site.

For a 50mph speed Welsh Assembly guidelines Tan 18 recommends visibility splays measuring 2.4 x 160m.

The proposed access provides visibility splays measuring approximately 2.4 x 90m in both directions. Forward visibility for and of vehicles approaching the site from the south is restricted to approximately 60m by the geometry of the road. Forward visibility of vehicles approaching the site from the north is similarly restricted to approximately 60m.

The design and access statement submitted alongside the planning application suggests that the site access already existed; this is not strictly accurate. The access was created a few months ago to enable the original stable block to be erected prior to any planning application being submitted. Evidence from various mapping systems appear to confirm that there never was an access at this location.

There is no dropped vehicular access currently at the site access which would presumably have been constructed had there been an existing historical access. It is considered that this access does not have a legitimate use as there never was an access at this point

There is adequate space for off road parking and turning within the site boundary

Given the shortfall in visibility I recommend that the application be refused for the following reasons:

REASONS

- It appears impracticable within the curtilage of the site to construct an access with the classified road which would provide sufficient visibility for vehicles emerging from the site
- It appears impracticable within the curtilage of the site to construct an access with the classified road which would provide sufficient forward visibility for vehicles entering from the site



Infrastructure and Planning Manager